

OFFICE BUILDING
FOR SALE

Add-Value Opportunity

6100 Lake Ellenor Dr. Florida, 32809



Price
Reduced
Motivated Seller!

Grow
the Cap by
OVER 7%
Immediately!
CALL FOR DETAILS



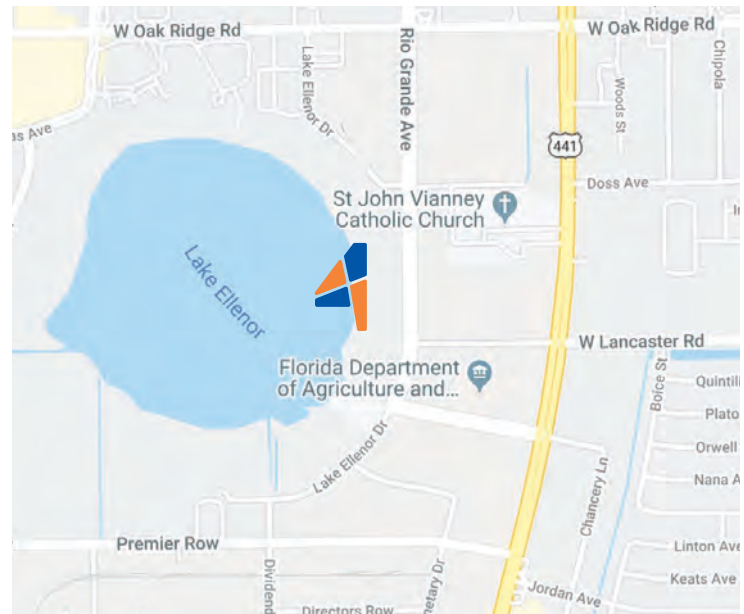
Asking
Price
\$2,990,000
6.18% CAP RATE

We are pleased to bring to market 6100 Lake Ellenor, a rare add-value opportunity. The building is a 38,420 SF office building located in the Orlando Central Park submarket which is home to 23,000 employees and local businesses. The property currently has 30.67% vacancy and features a mixture of small and large tenants allowing an owner to have stabilized cash-flow, as well as, opportunity to push rents on the small spaces. The property's current cap rate is 6.18% and new ownership has the immediate ability to grow the cap rate by 9.62% bringing the property to a potential 15.80% cap rate. Don't miss this opportunity, call for details.

Property Details

Rentable Building Area:	38,420 SF
Land Size:	±3.5 Acres
Primary Type:	Professional/Small Business
Stories:	2
Year Built / Age:	1975
Signage:	Building & Monument

Location



Property Highlights

- Add-Value Opportunity
- 30.67% Vacancy
- 9.62% immediate cap growth
- \$270,000 of untapped value
- Strong growth market
- Large & small office suites

PRESENTED BY

Samuel Gaslin

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ADDITIONAL
PHOTOS

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Lobby



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Front Aerial



Back



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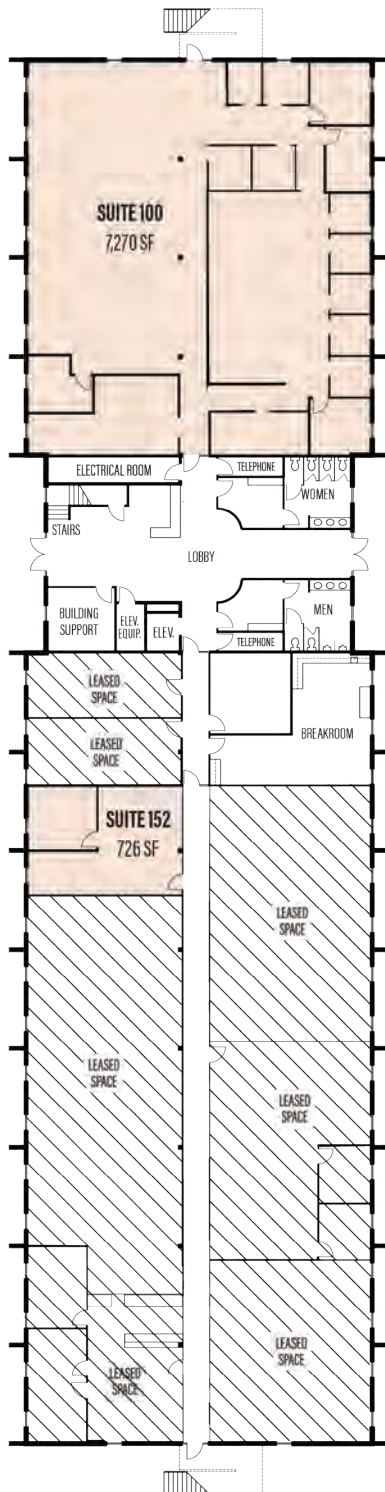
ADDITIONAL
PHOTOS

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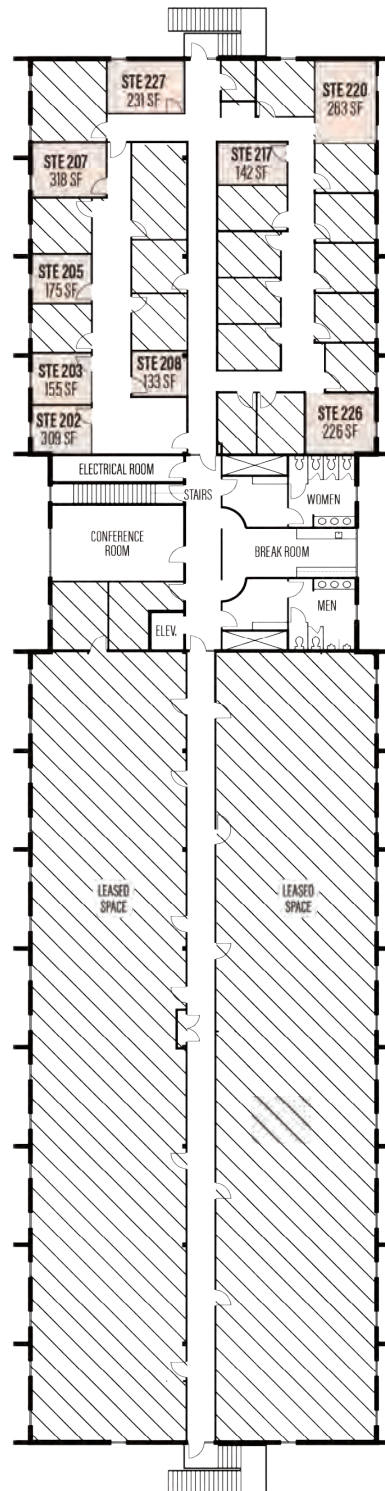
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First
Floor



Second
Floor



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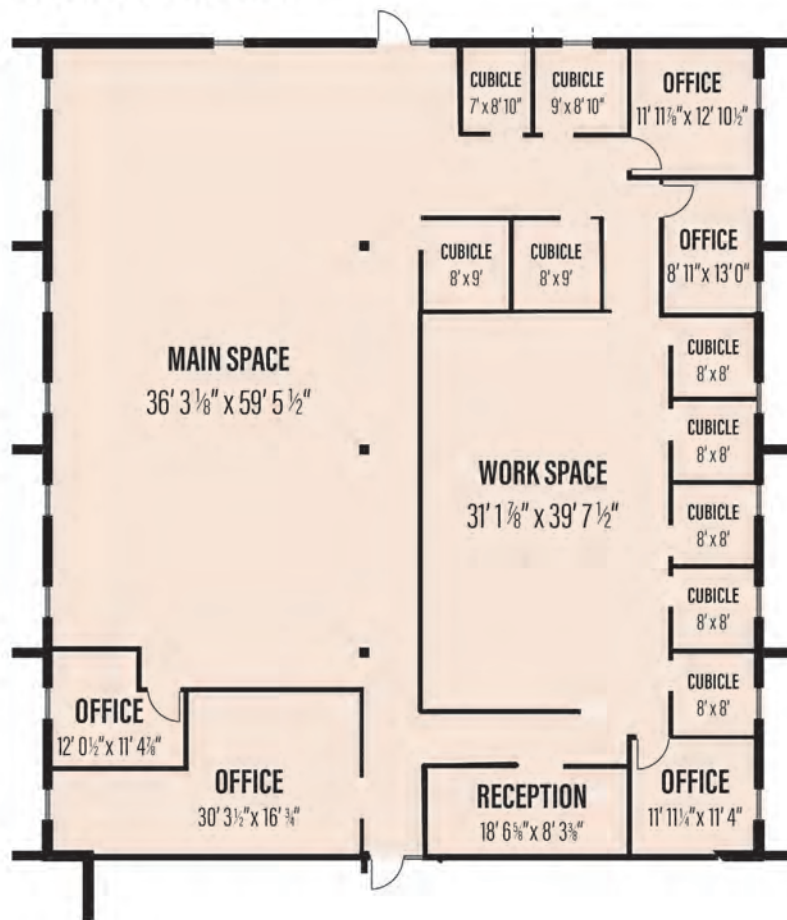
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Suite 100



SUITE 100 ±7,270 SF



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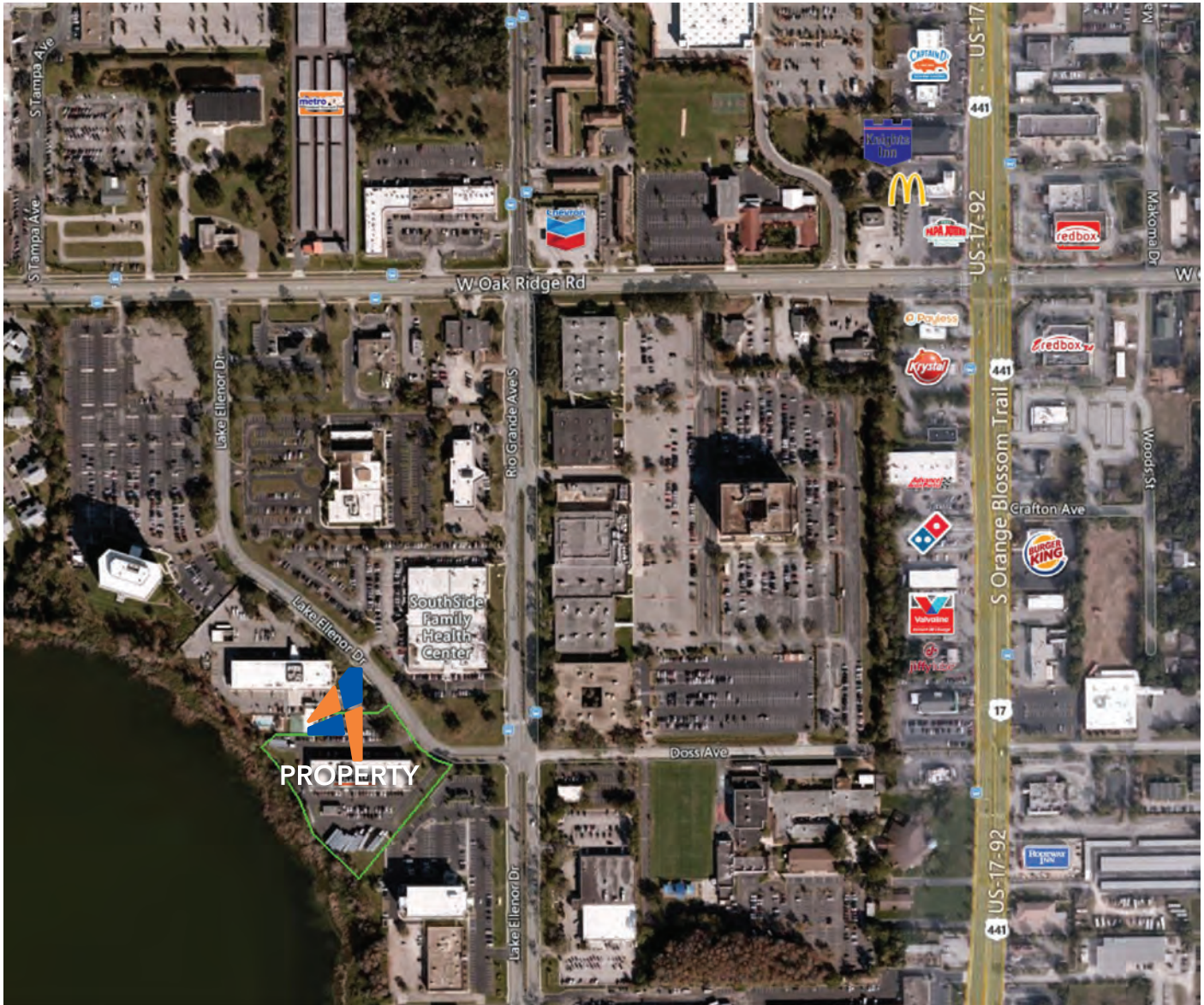
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AERIAL
MAP

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